

**MINUTES FROM THE MEETING OF THE ST. CHARLES CITY COUNCIL  
HELD ON MONDAY, FEBRUARY 6, 2017 – 7:00 P.M.  
CITY COUNCIL CHAMBERS, IN THE CITY COUNCIL CHAMBERS  
2 E. MAIN STREET ST. CHARLES, IL 60174**

1. **Call To Order By Mayor Raymond Rogina at 7:01 P.M.**
2. **Roll Call.**  
    **Present:**    Stellato, Silkaitis, Payleitner, Lemke, Turner,  
                    Bancroft, Krieger, Gaugel, Bessner, Lewis  
    **Absent:**    None
3. **Invocation by Alder. Paylietner**
4. **Pledge of Allegiance.**
5. **Presentations**  
    None
6. **Motion by Krieger, seconded by Gaugel to approve the Omnibus Vote.**  
    ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
                                    Bancroft, Krieger, Gaugel, Bessner, Lewis  
                    NAY: 0        ABSENT: 0  
                    MOTION CARRIED
- \*7. **Motion by Krieger, seconded by Gaugel to accept and place on file minutes of the regular City Council meeting held January 17, 2017.**  
    ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
                                    Bancroft, Krieger, Gaugel, Bessner, Lewis  
                    NAY: 0        ABSENT: 0  
                    MOTION CARRIED (Omnibus Vote)
- \*8. **Motion by Krieger, seconded by Gaugel to approve and authorize issuance of vouchers from the Expenditure Approval List for the period of 1/2/2017 – 1/15/2017, in the amount of \$1,948,220.14, and the Expenditure Approval List for the period of 1/16/2017 – 1/29/2017, in the amount of \$5,351,268.79.**  
    ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
                                    Bancroft, Krieger, Gaugel, Bessner, Lewis  
                    NAY: 0        ABSENT: 0  
                    MOTION CARRIED (Omnibus Vote)

**I. New Business**

None

**II. Committee Reports**

**A. Government Operations**

None

**B. Government Services**

1. Motion by Turner, seconded by Bancroft to approve a **Resolution 2017-3** Authorizing the Mayor and City Clerk of the City of St. Charles to approve an Architectural Agreement with FGM Architects for the Police Facility Project.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Gaugel, Bessner  
NAY: Krieger, Lewis ABSENT: 0  
MOTION CARRIED

**Mayor Rogina**

The Council did direct staff to bring this proposal forward in a timely manner. The timely manner has been met. This architectural firm's contract does not go into place until a site has been picked for the new police station. I want to emphasize, Director Minnick was very cogent and clear in a message to all of us at a previous City Council meeting that the Federal Reserve Chair is itchy on the trigger for interest rate increases. And with that comes more interest costs to the City.

**Alder. Turner**

I do think we have to move forward as soon as possible. I am worried about cost. I think there's more to interest rates as to what the federal government is going to do. Rates are going to go up. We have to think about our police force. They know we have been going at this for 16 months. It would be in our best interest and in the interest of the police personnel that we move forward as quickly as possible.

- \*2. Motion by Krieger, seconded by Gaugel to approve a **Resolution 2017-4** Authorizing the Mayor and City Clerk of the City of St. Charles to execute all applicable Illinois Environmental Protection Agency Loan Documents.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: 0  
MOTION CARRIED (Omnibus Vote)
- \*3. Motion by Krieger, seconded by Gaugel to approve a **Resolution 2017-5** and Use of Amplification Equipment for the 2017 St. Patrick's Day Parade.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: 0  
MOTION CARRIED (Omnibus Vote)
- \*4. Motion by Krieger, seconded by Gaugel to accept and place on file the Minutes of the January 23, 2017 Special City Council Workshop regarding the Police Facility.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: 0  
MOTION CARRIED (Omnibus Vote)
- \*5. Motion by Krieger, seconded by Gaugel to accept and place on file the Minutes of the January 23, 2017 Government Services Committee Meeting.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

**C. Planning and Development**

- \*1. Motion by Krieger, seconded by Gaugel to approve and **Ordinance 2017-M-2** Amending the Commercial Corridor and Downtown Business Economic Incentive Award Program.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: 0  
MOTION CARRIED (Omnibus Vote)
2. Motion by Bancroft, seconded by Turner to approve a **Resolution 2017-6** Authorizing the Mayor and City Clerk of the City of St. Charles to Execute a Commercial Corridor and Downtown Business Economic Incentive Award Between the City of St. Charles and DPC Properties, LLC. (Dean Courser) & Sarah Schmidgall (122 W Main Street - Stanbridge Master Saddlers).  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: 0  
MOTION CARRIED

**Rita Tungare**

In January, the Planning and Development committee had recommended approved an incentive grant in the amount of \$37,482 for both interior and façade improvements for the Stanbridge Masters Saddle Shop. This is the unit next to Mixology Salon. I am pleased to inform you that Stanbridge had a soft opening last Friday. The builder has completed the build out of the first floor of the entire vertical drop space which had been vacant for quite some time. I would like to share with you a piece of information that was not shared with you at Planning and Development in January. Per the program description, work cannot commence prior to the Council approval of the incentive agreement. Work on the space has been ongoing since the end of 2016. And this was continued as part of the comprehensive process of splitting up the vertical drop space into two units. The City provided incentive for the renovation of the Mixology unit which opened last August. The owner Dean Courser could not apply for a grant for the second unit before having a tenant lease signed. That is another one of the program's parameters. Since Mr. Courser could not apply for the grant, certain elements of the work had to continue. What I have done is provided a time line of events in your packets for your consideration. Staff believes that this project warrants some flexibility due to the uniqueness of this project. And, more importantly, this project was built with the purpose of the downtown incentive program and getting a visible space in our downtown. Staff recommends approval of the grant as presented.

**Alder. Payleitner**

I understand the timing issue and I want to commend Staff for being flexible. To clarify, I see where the façade improvement piece goes, all those numbers, can you tell me what are the \$50,000 in expenses eligible for interior improvements.

**Rita Tungare**

If you look at the executive summary, it is spelled out the interior improvements, they have to do with HVAC system at a cost of \$28,250. And keep in mind that we only pay 50% of cost of improvement. The second item is electric work, light fixtures. The electric work required by the fire code in the amount of \$38,270 we will pay for half of that. And then there was some drywalling work. The total cost of improvements are \$88,490. But per the program description, the applicant is only entitled to receive a maximum of \$25,000. So that's 50% of improvements or \$25,000 whichever is less.

**Alder. Payleitner**

Finish the conversation for me of building out the former vertical drop space. What does that mean?

**Rita Tungare**

We have Mixology which occupies one unit and the second unit is occupied by the saddle shop. So the entire space is occupied.

**Alder. Payleitner**

So that's what that means? Now we are done.

**Rita Tungare**

Yes, we are done.

- \*3. Motion by Krieger, seconded by Gaugel to accept and place on file minutes of the January 9, 2017 Planning & Development Committee meeting.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

**D. No Executive Session**

**9. Additional Items from Mayor, Council, Staff, or Citizens**

- Mayor Rogina reminded all that the next meeting is on Tuesday February 21, 2017.

**10. Adjournment**

Motion by Turner, seconded by Silkaitis, to adjourn meeting

VOICE VOTE UNANIMOUS MOTION CARRIED

Meeting adjourned at 7:11 P.M.

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Nancy Garrison, City Clerk

CERTIFIED TO BE A TRUE COPY OF ORIGINAL

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Nancy Garrison, City Clerk